

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, AND RECORDED ON THE 29TH DAY OF OCTOBER 2014, AT RECEPTION NUMBER 2014131482 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17;

THENCE NORTH 63°06'33" EAST, A DISTANCE OF 72.88 FEET TO A POINT OF INTERSECTION BETWEEN THE EAST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD AND A LINE BEING 34.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°04'57" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 572.94 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DEDICATED TO THE CITY AND COUNTY OF DENVER PER RECEPTION NO. 2012079972;

THENCE SOUTH 00°55'03" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 4.00 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE;

THENCE NORTH 89°04'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 572.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD;

THENCE NORTH 00°00'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,292 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.